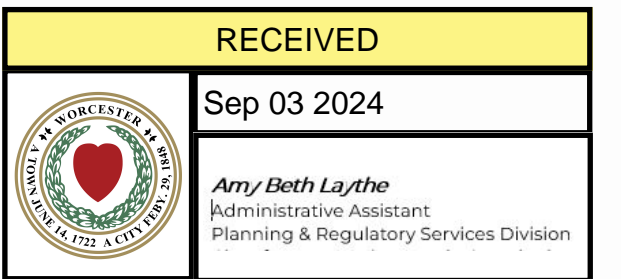
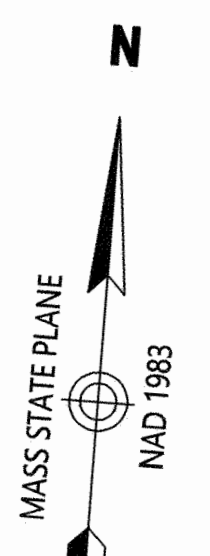
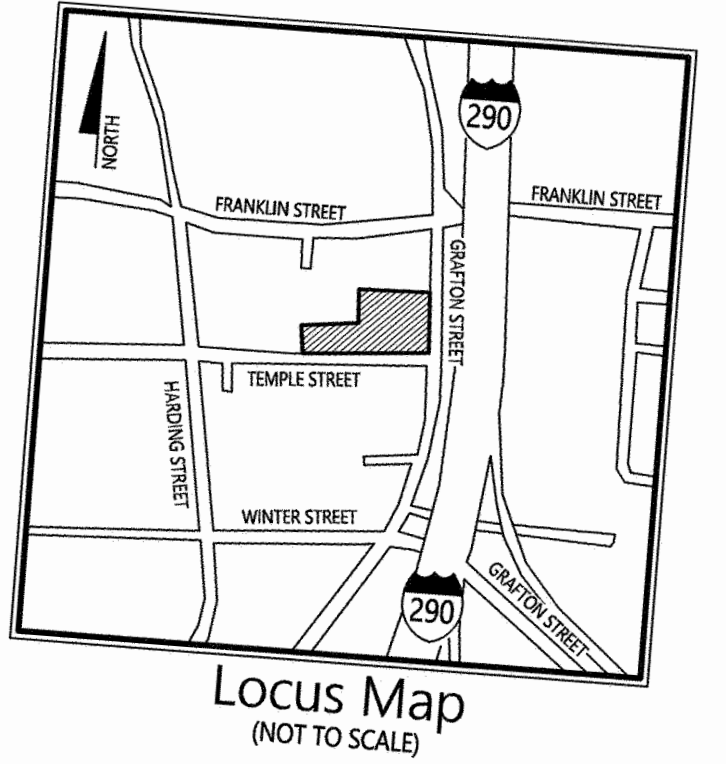


- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN MARCH, 2022 AND FROM DEEDS AND PLANS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN MARCH, 2022.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR WORCESTER COUNTY, MASSACHUSETTS, MAP NUMBER 25027C0618E, EFFECTIVE DATE JULY 4, 2011.
- THE LOT LIES ENTIRELY WITHIN THE BUSINESS GENERAL DISTRICT (BG-3.0) AS SHOWN ON THE "CITY OF WORCESTER, MA ZONING DISTRICT MAP", AS AMENDED MAY 3, 2016. DIMENSIONAL REQUIREMENTS FOR A (BG-3.0) AT THE TIME OF THIS SURVEY ARE:
 - MINIMUM LOT AREA _____ RES. VS NON-RES.(3)
 - MINIMUM FRONTAGE _____ 5,000 S.F.
 - MINIMUM FRONT YARD SETBACK _____ 40 FEET PER D.U. (4)
 - MINIMUM SIDE YARD SETBACK _____ N/A
 - MINIMUM REAR YARD SETBACK _____ N/A
 - MAXIMUM BUILDING HEIGHT _____ 10 FEET
 - MAXIMUM BUILDING STORIES (2) _____ 100 FEET
 - MAXIMUM FAR _____ N/A
 - MAXIMUM FAR _____ 3 TO 1



N/F
LIEM T. LAM + LINH M. NGUYEN
04-016-0010A
236 FRANKLIN ST.



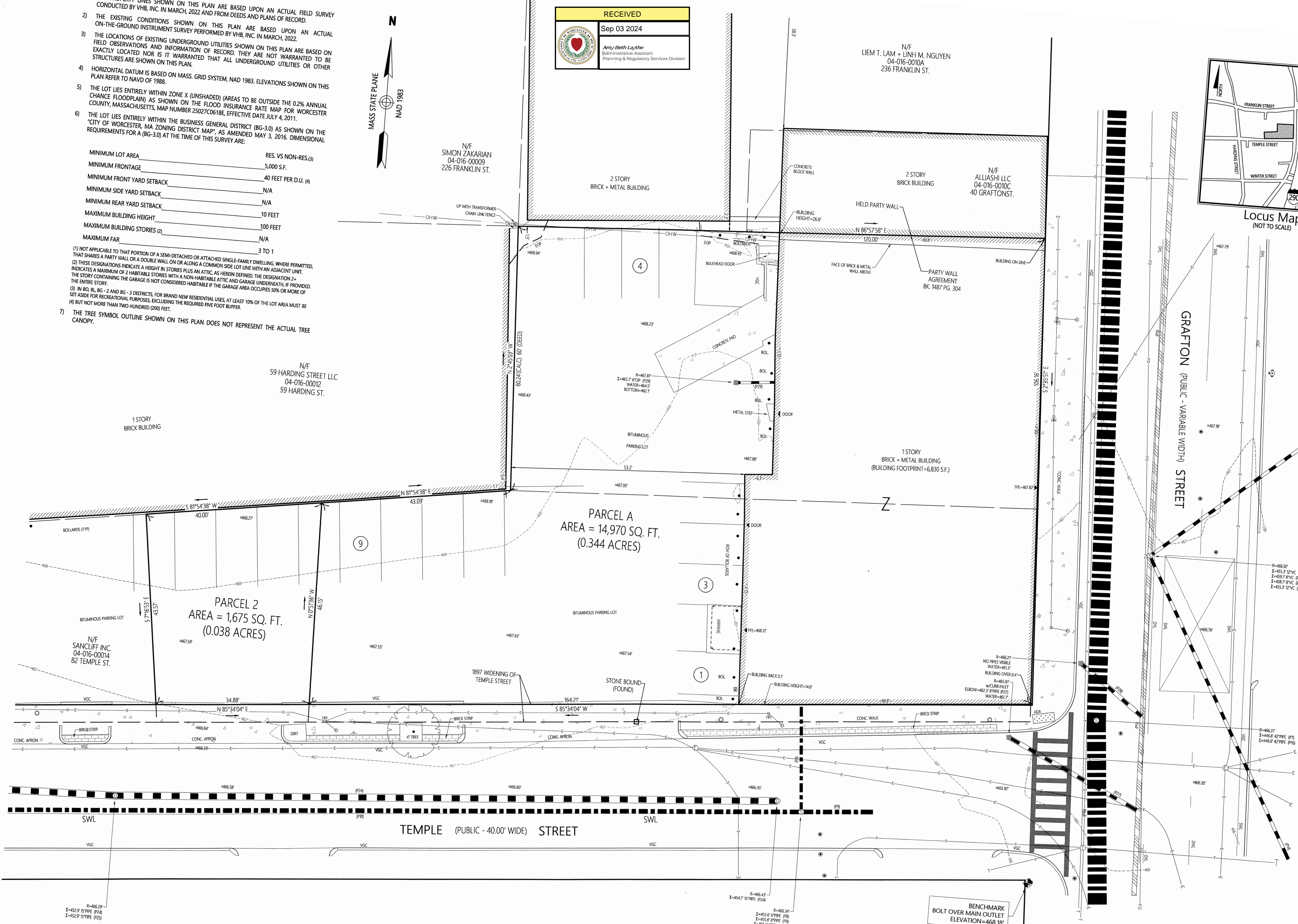
vhb
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770
vhb.com

- NOT APPLICABLE TO THAT PORTION OF A SEMI-DETACHED OR ATTACHED SINGLE-FAMILY DWELLING, WHERE PERMITTED, THAT SHARES A PARTY WALL OR A DOUBLE WALL ON OR ALONG A COMMON SIDE LOT LINE WITH AN ADJACENT UNIT.
- THESE DESIGNATIONS INDICATE A HEIGHT IN STORIES PLUS AN ATTIC, AS HEREIN DEFINED. THE DESIGNATION 2+ INDICATES A MAXIMUM OF 2 HABITABLE STORIES WITH A NON-HABITABLE ATTIC AND GARAGE UNDERNEATH, IF PROVIDED, THE ENTIRE STORY.
- IN BG, BL, BG - 2 AND BG - 3 DISTRICTS, FOR BRAND NEW RESIDENTIAL USES, AT LEAST 10% OF THE LOT AREA MUST BE SET ASIDE FOR RECREATIONAL PURPOSES, EXCLUDING THE REQUIRED FIVE FOOT BUFFER.
- BUT NOT MORE THAN TWO HUNDRED (200) FEET.
- THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.

N/F
59 HARDING STREET LLC
04-016-00012
59 HARDING ST.

N/F
SIMON ZAKARIAN
04-016-00009
226 FRANKLIN ST.

N/F
ALLIASHI LLC
04-016-0010C
40 GRAFTON ST.



- Legend**
- ⊕ DRAIN MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ SEWER MANHOLE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ MANHOLE
 - ⊕ HANDHOLE
 - ⊕ WATER GATE
 - ⊕ FIRE HYDRANT
 - ⊕ GAS GATE
 - ⊕ BOLLARD w/LIGHT
 - ⊕ TRAFFIC SIGNAL BOX
 - ⊕ TRAFFIC SIGNAL LIGHT
 - ⊕ PEDESTRIAN SIGNAL LIGHT
 - ⊕ STREET SIGN
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ GUY POLE
 - ⊕ GUY WIRE
 - ⊕ MONITORING WELL
 - ⊕ FLOOD LIGHT
 - ⊕ WELL
 - ⊕ MARSH
 - ⊕ DOOR/ENTRANCE
 - ⊕ FINISHED FLOOR ELEVATION
 - ⊕ CNO COULD NOT OPEN
 - ⊕ NPV NO PIPES VISIBLE
 - ⊕ DWL DOUBLE YELLOW LINE
 - ⊕ DWL DASHED WHITE LINE
 - ⊕ SYL SINGLE WHITE LINE
 - ⊕ LSA LANDSCAPED AREA
 - ⊕ EDGE OF PAVEMENT
 - ⊕ CONCRETE CURB
 - ⊕ VERTICAL GRANITE CURB
 - ⊕ SLOPED GRANITE EDGE
 - ⊕ BITUMINOUS BERM
 - ⊕ BITUMINOUS CURB
 - ⊕ METAL GUARDRAIL
 - ⊕ WOOD GUARDRAIL
 - ⊕ CHAIN LINK FENCE
 - ⊕ DRAINAGE FENCE
 - ⊕ SEWER LINE
 - ⊕ OVERHEAD WIRE
 - ⊕ UNDERGROUND ELECTRIC
 - ⊕ TELEPHONE LINE
 - ⊕ GAS LINE
 - ⊕ WATER LINE
 - ⊕ STONE WALL
 - ⊕ TREE LINE

AKROS Development
44 Grafton Street & 102 Temple Street
Worcester, Massachusetts

No.	Revision	Date	App'd.

Designed by: _____
Checked by: _____
Issued for: _____
Date: July 11, 2022

Existing Conditions
Plan of Land



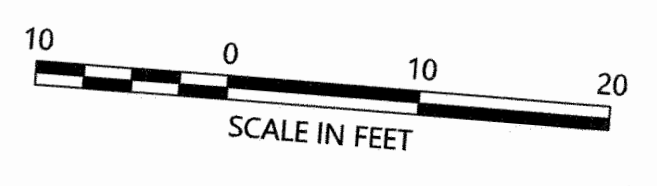
Sv-1

Plan References

- | | | |
|--|--|--|
| REGISTRY OF DEEDS
BK 232 PG. 15
BK 236 PG. 110
BK 402 PG. 19
BK 574 PG. 100
BK 878 PG. 90
BK 917 PG. 2 | CITY OF WORCESTER
1904 FRANKLIN STREET
1895 GRAFTON STREET
1914 HARDING STREET
1853 & 1897 TEMPLE STREET | STATE HIGHWAY
LO 4394
LO 4600
LO 4681
LOT 5532 |
|--|--|--|

Record Owner

- | | |
|---|---|
| PARCEL 1
JAFFEE REALTY LLC
44, 48 & 52 GRAFTON ST.
WORCESTER, MA
ASSESSORS PARCEL 04-016-11+16
BK 22692 PG. 199
BK 24195 PG. 313 (CONFIRMATORY) | PARCEL 2
JAFFEE REALTY LLC
102 TEMPLE ST.
WORCESTER, MA
ASSESSORS PARCEL 04-016-00015
BK 61921 PG. 232 |
|---|---|



August 4, 2022 7:48:07 AM Craig Robertson